

Mortgage Record No. 75, Madison County, Iowa

136

Y OCH BROTHERS, INC., DES MOINES 20226

FROM
 F. F. Gregory and wife,
 TO
 Security Loan and Title Company,
 of Winterset, Iowa.

Filed for Record the 1st day of April
 A. D. 1927, at 11:05 o'clock A. M.
 #973 Gladys B. De Vault Recorder
 By Fee \$.80 Deputy

This Mortgage Made the 31st day of March 19 27, by and
 between F. F. Gregory and wife, Effie Gregory,
 of Madison County, and State of Iowa hereinafter called the mortgagor, and
 SECURITY LOAN AND TITLE COMPANY, of Winterset, Iowa.
 hereinafter called the mortgagee,

WITNESSETH: That the mortgagor, in consideration of the sum of
 Fifteen hundred Fifty and no/100 (\$ 1550.00) DOLLARS,
 paid by the mortgagee, do hereby convey to the mortgagee, its successors and assigns,
 forever, the following tracts of land in the county of Madison, State of Iowa, to-wit:

The East 100 rods in width of the North West
 Fractional Quarter (1/4) of Section Five (5) in Township
 Seventy-four (74) North, Range Twenty-seven (27) West of
 the 5th P. M. Iowa.

containing in all 102.47 acres, with all appurtenances thereto belonging, and the mortgagor warrants the
 title against all persons whomsoever.

All rights of homestead and contingent interests known as Dower, are hereby conveyed. To be void upon the
 following conditions:

First. That the mortgagor shall pay to the mortgagee its successors or assigns
 the sum of Fifteen hundred fifty and no/100 (\$ 1550.00) Dollars,
 on the 1st day of April, A. D. 1932, with interest
 according to the tenor and effect of the one certain promissory note of the said
 mortgagors bearing even
 date herewith; principal and interest payable at the office of Winterset, Iowa.

Second. That the mortgagor shall keep the buildings on said real estate insured in some responsible company
 or companies, satisfactory to mortgagee, for the use and security of the mortgagee, in a sum not less than two-thirds
 their value, and deliver to the mortgagee the policies and renewal receipts.

Third. The mortgagor shall pay when due, and before delinquent, all taxes which are, or become a lien on said
 premises; if mortgagor fail either to pay such taxes, or promptly to effect such insurance, then the mortgagee may
 do so; and should the mortgagee become involved in litigation, either in maintaining the security created by this mort-
 gage, or its priority, then this mortgage shall secure to the mortgagee, the payment and recovery of all money, costs,
 expenses or advancements incurred or made necessary thereby, as also for taxes or insurance paid hereunder; and all
 such amounts shall be hereby secured, to the same extent as if such amounts were a part of the original debt secured
 hereby, and with eight per cent per annum interest thereon, from the date of such payments.

Fourth. A failure to comply with any one or more of the above conditions of this mortgage, either wholly or in
 part, including the payment of interest when due, shall, at the mortgagee's option, cause the whole sum hereby secured
 to become due and collectible forthwith without notice or demand, and mortgagee shall be, and is hereby, authorized to
 take immediate possession of all of said property, and to rent the same and shall be held liable to account to mort-
 gagor only for the net profits thereof, and such possession for such purposes shall continue to the end of the year
 of redemption. It is also agreed that the taking possession thereof as above provided shall in no manner prevent or
 retard mortgagee in the collection of said sums by foreclosure or otherwise, and a receiver may be appointed to carry
 out the provisions hereof.

Fifth. And in the event a suit is lawfully commenced to foreclose this mortgage, reasonable attorney's fees for
 mortgagee's attorney are to be considered as a part of the costs of the suit and collected in the same manner.
 Signed the day and year first herein written.

..... F. F. Gregory
 Effie Gregory

STATE OF IOWA, }
 MADISON COUNTY, } ss.

On this 31st day of March, A. D. 19 27, before me,
 the undersigned, a Notary Public, within and for said County, personally appeared
 F. F. Gregory and wife, Effie Gregory,
 to me known to be the identical person s named in and who executed the foregoing mortgage as maker s thereof, and
 acknowledged the execution of the same to be their voluntary act and deed

WITNESS my hand and Official Seal, the day and year last above written.

..... L. P. Jackson
 Notary Public in and for Madison County, Iowa



Estelle S Johnson
 85
 115
 J. H. S Johnson
 73
 179

This Mortgage being here
 filed in full 7 hours before and
 during the term of record, this
 is done of record April 1931
 Estelle S Johnson
 Winterset, Iowa
 Recorder